

PLANNING COMMISSION MINUTES OF 04/11/05

2004-0772 – Calla Properties [Applicant] **Hunter Beverly J Et Al** [Owner]: Application for related proposals on a 11,200 square foot site located at **393 Beemer Avenue** (near N Mathilda Ave) on an R-2 (Low-Medium Density Residential) Zoning District. (APN: 204-51-030) (Mitigated Negative Declaration) DO

- **Rezone** from R-2 (Low-Medium Density Residential) Zoning District to R-2/P-D (Low-Medium Density Residential/Planned Development) Zoning District;
- **Special Development Permit** to construct three townhomes, and
- **Parcel Map** to subdivide one lot into three lots.

Trudi Ryan, Planning Officer, presented the staff report. This project includes the demolition of all existing structures at the corner of Beemer Ave. and San Andreas Ct. and the building of three attached townhouses. It requires a rezone to allow deviations for lot width and size standards, a Special Development Permit and a Parcel Map to split the lot into three townhouse lots. The Mathilda Ave. overpass, adjacent to San Andreas Ct., is in the planning stages of reconstruction. As part of the overpass improvements, San Andreas Ct. will become a narrower throughway. The proposed architecture for the project is Craftsman style and is compatible with the general neighborhood. Plans include preserving all three of the protected trees on site. Due to the nearby overpass, a noise study was submitted to evaluate the impacts of the traffic. Mitigation measures to address the noise levels are included. Staff finds the project consistent with the Council Policy on use for Planned Development and small lot projects and meets applicable development standards except for the minimum lot size and width. Staff is able to make the justifications for these deviations as it creates ownership housing that is compatible with the street and recommends approval for all three related applications.

Comm. Hungerford asked what street the three units would face. Staff said the units would be facing Beemer Ave.

Comm. Klein, questioned, in the Recommended Conditions of Approval Attachment B, Number 6. C. the item specifically calls for fast growing landscaping on the east side of the property, why only on the east side. Ms. Ryan stated that the other sides didn't require it due to other conditions that served as buffers.

Chair Moylan, questioned why there is a for sale sign on the property. Staff responded that most likely the applicant is the prospective buyer and that it is

fairly common for buyers to not close on purchases until land use approvals are granted.

Comm. Hungerford, asked if the land owner has to agree with the application even though it is possibly a prospective buyer making the application. Staff answered that the owner's signature has to be on the application, giving permission for someone else to file the application.

Chair Moylan opened the public hearing.

Robert Cook, representative of Calla Properties, stated that their staff has been working with City staff on this project for a long time to come up with the best solution to keep trees, minimize the impervious coverage and meet all the setback requirements.

Chair Moylan closed the public hearing.

Comm. Babcock moved for **Alternative 1, to adopt the Mitigated Negative Declaration and introduce an Ordinance to Rezone 393 Beemer Avenue from R-2 to R-2/PD and approve the Special Development Permit and Tentative Map with attached conditions.** **Comm. Klein** seconded.

Comm. Babcock commented that this is a very nice project with nice landscaping, open space, preserved heritage trees and not built out to the maximum.

Final Motion:

Comm. Babcock made a motion on Item 2004-0772 for **Alternative 1, to adopt the Mitigated Negative Declaration and introduce an Ordinance to Rezone 393 Beemer Avenue from R-2 to R-2/PD and approve the Special Development Permit and Tentative Map with attached conditions.** **Comm. Klein** seconded.

Motion carried unanimously, 7-0.

Ms. Ryan stated that this Item will be considered by the City Council on April 26, 2005.